



Wilbury Grange

Hove, BN3 3GP

£490,000 Share of Freehold

EPC Rating : C

- 2 bedroom apartment located in classic 1930's Art Deco building
- Triple aspect living and dining room with 2 balconies
- Fully fitted kitchen and shower room
- Updated windows/doors, parking zone N

H2O
HOMES



Wilbury Grange is a quintessential example of a classic 1930's Art Deco building and is set in a wonderful location within walking distance of the cafe's, restaurants and shops on Church Road with Hove lawns and the seafront to the South and Sussex County Cricket ground to the North. This elegant 2 bedroom apartment enjoys an enviable triple aspect and is presented in immaculate order. From the communal hall, with its Art Deco features, the lift takes you up to the sixth floor and upon entry to the apartment the hallway is bright and welcoming with ample storage. Onto the glorious living and dining room with its magnificent East, South and West facing aspects that allows the light to stream in whatever the weather. Additionally, to these rooms are 2 corner balconies, one South/East for mornings and one South/West with distant sea and South Downs views for evenings. The contemporary style kitchen is well equipped with luxury granite work surfaces. The East facing bedrooms are both double in size with built in storage and there is a contemporary style shower room. The property has been beautifully maintained with replacement windows and doors, most in the Crittall style in keeping with the era. There is seasonal heating (Oct-May) and hot water included within the service charge.

ENTRY

Communal front door with security entry system. Lift to sixth floor. Individual door to apartment.

ENTRANCE HALL

Security entry phone. Large lit double storage cupboard. Deep airing cupboard. Smoke alarm. Ceiling light point. Italian ceramic tiled floor.

LIVING ROOM

15' 4" x 13' 0" (4.67m x 3.96m)

South and East facing windows and South facing door leading to balcony. Vertical blackout blinds, curtain tracks and curtains. Radiators with decorative cover. TV point. Power points. Decorative coved ceiling. Ceiling light point. Italian ceramic tiled floor.

SOUTH/EAST BALCONY

13' 1" max x 12' 1" max (3.99m x 3.68m)

L shaped wraparound balcony with painted balustrade.

DINING ROOM

13' 2" x 13' 0" (4.01m x 3.96m)

South and West facing windows and South facing door leading to balcony. Vertical blackout blinds, curtain tracks and curtains. Radiators with decorative cover. Telephone point. Power points. Ceiling light point. Italian ceramic tiled floor.

SOUTH/WEST BALCONY

12' 9" max x 12' 9" max (3.89m x 3.89m)

L shaped wraparound balcony with painted balustrade and distant views towards the sea and South Downs.

KITCHEN

9' 0" x 7' 2" (2.74m x 2.18m)

West facing windows with fitted venetian blinds. Fully tiled. Fitted in a contemporary style comprising range of wall and base units. Bosch stainless steel electric oven, induction hob with chimney style extractor hood over. Freestanding Beko fridge/freezer and Samsung washing machine. Stainless steel sink with mixer tap and inset granite drainer. Waste disposal unit. Granite work tops with upstands. Granite storage shelving. Under unit spotlights with further matching ceiling spotlights. Power points. Ceiling light. Italian ceramic tiled floor.

BEDROOM ONE

14' 1" x 9' 10" (4.29m x 3m)

East facing window with blackout vertical blind. Fitted lit wardrobe. Radiator with decorative cover. Telephone point. Power points. Ceiling light point. Fitted carpet

BEDROOM TWO

12' 3" x 8' 4" (3.73m x 2.54m)

East facing window with blackout vertical blind. Fitted double wardrobe with cupboards over. Radiator with decorative cover. Power points. Ceiling light point. Fitted carpet.

SHOWER ROOM

9' 5" x 5' 9" (2.87m x 1.75m)

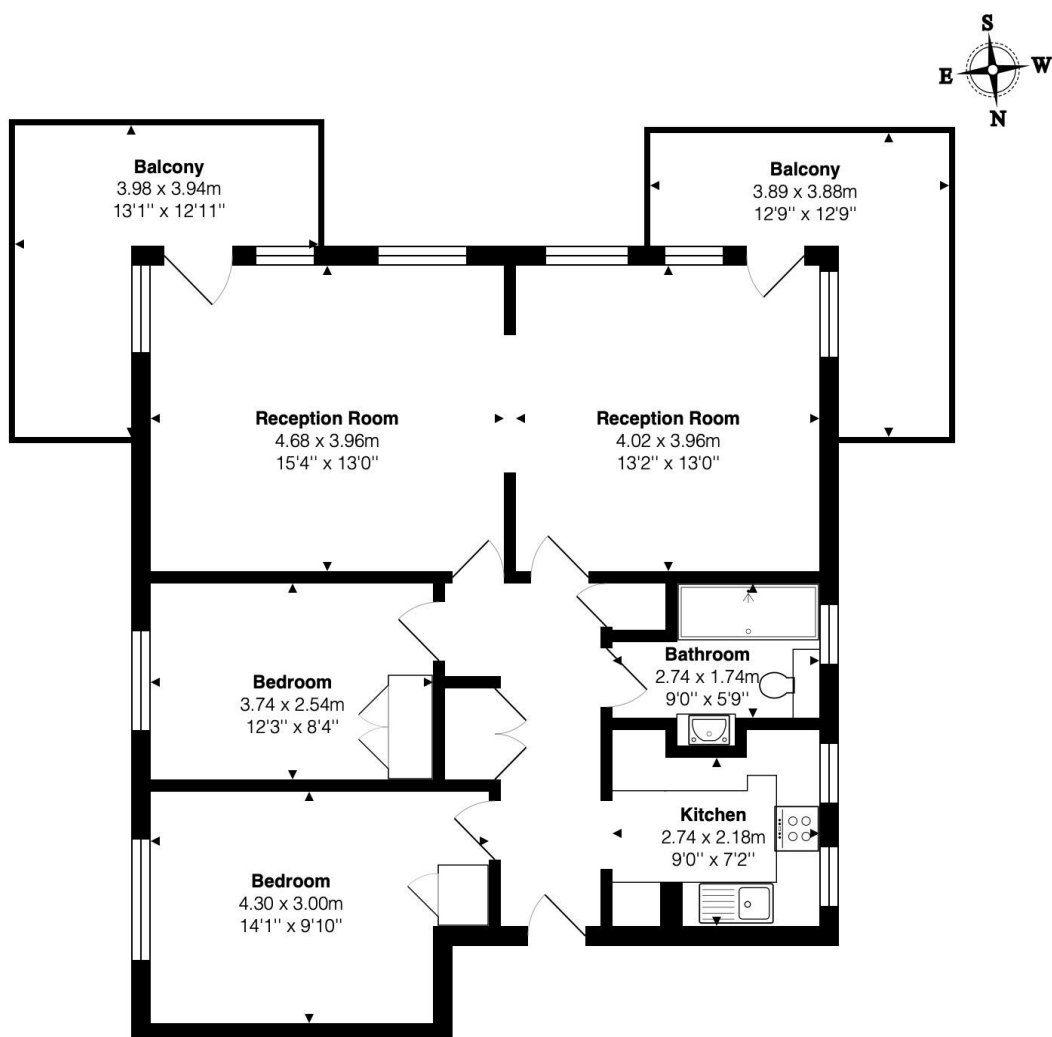
West facing window with fitted venetian blind. Fully tiled. White contemporary suite comprising large walk in shower cubicle with Grohe power shower and glazed screen. Hand basin with mono bloc mixer tap set on vanity unit. Granite surround. Large wall mirror. Plinth spotlighting. Raised WC with concealed cistern. Chrome heated towel rail. Wall mounted heater. Ceiling light. Italian ceramic tiled floor.



PARKING

Zone N





Sixth Floor

Area:(excluding balconies) 80.5 m² ... 867 ft²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

TENURE

Share of freehold – 999 year lease from 1968.

SERVICE CHARGE

£2,448.91(per six months) to include ground rent, buildings insurance, building maintenance, seasonal heating (1st October to 1st May) and hot water all year round.
Roof reserve/replacement fund (per six months) £2,773.85

LOCAL AUTHORITY

Brighton & Hove Council

COUNCIL TAX BAND

Tax band D

OFFICE

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements